

November 7, 2017

Cameron McKinnon  
Gamut 360  
3726 Broadway Ave. #301  
98201

RE: Tree Inventory - 12051 20th Ave. NE Seattle.

Cameron.

This report is provided to report on the recent inventory I conducted on the property at the address of 12051 20th Ave. NE in the City of Seattle, WA. This report provides the results of my findings. I assigned each trees with numbered metal tags. These numbers are referenced in the accompanying tree evaluation data spread sheet and on the tree inventory map.

During my inventory, I gathered the following information on the trees:

- Species
- Diameter at 54"
- Crown spread
- Health and condition

The City of Seattle's regulations of trees on private property are provided in DPD Director's Rule 16-2008 and were referenced for preparation of this report.

## 1.0 Site Conditions and Proposed Development

The property is located in north Seattle in the Lake City area. The lot is developed with a single family residence and a detached accessory building in a neighborhood developed with single family residences. The proposed development is to remove the existing structures and redevelop the lot with multiple single family residences.

## 2.0 Tree Inventory

There are 20 trees on the site and five just off-site to the west with driplines that extends onto the property. Information on the trees is provided in tree evaluation data spread sheet. One of the symbols shown on the survey is technically a large, multi-trunked shrub and not a tree.

The trees on the site range in size from 6" to 54" dbh. Following are the species found on the site, along with their threshold diameters to be exceptional.

- Austrian black pine (*Pinus nigra*) - 24"
- Big leaf maple (*Acer macrophyllum*) - 30"
- Bitter cherry (*Prunus emarginata*) - Never exceptional unless in grove
- Black locust (*Robinia pseudoacacia*) - 30"
- Boulevard cypress (*Chamaecyparis pisifera* 'boulevard') - 30"
- Cedar of Lebanon (*Cedrus libani*) - 30"

- Douglas fir (*Pseudotsuga menziesii*) - 30"
- Common hawthorn (*Crataegus monogyna*) - 16"
- Hinoki cypress (*Chamaecyparis pisifera*) - 30"
- Pacific madrone (*Arbutus menziesii*) - 6"
- Saucer magnolia (*Magnolia x. soulangeana*) - 30"

There are no groves on the site. Eight trees on the property, and 1 just off-site with a dripline that spreads onto the site, meet the threshold diameter to be classified as exceptional and all are in good condition and health. Following is the information on these trees.

#### # Conditions of Exemption

- 1 This tree is a Douglas fir measuring 44" dbh and has a crown spread diameter of 50 feet. It's located along the northern boundary in the western portion of the site.
- 2 This tree is a Douglas fir measuring 42" dbh and has a crown spread diameter of 50 feet. It's located next to tree #1.
- 4 This tree is Douglas fir measuring 34" dbh. It is located just off-site to the west and its crown spreads 20 feet onto the site (to the east).
- 9 This tree is a Douglas fir measuring 48" dbh. It is located along the northern boundary in the east-west center of the site.
- 11 This tree is a Douglas fir measuring 54" dbh. It is located just east of tree #9.
- 12 This tree is a Pacific madrone measuring 10" dbh. It is located along the northern border between trees #9 and #11.
- 14 This tree is a Douglas fir measuring 42" dbh and has a crown spread diameter of 50 feet. It's located next to tree #1.
- 15 This tree is a multi-trunked cedar of Lebanon measuring 46" dbh and has a crown spread radius of 39 feet to the west. It's located near the southeast corner of the property, along the eastern property line.
- 20 This tree is a Douglas fir measuring 33" dbh and has a crown spread radius of 23 feet to the west. It's located in the northeast corner of the site.

### **3.0 Tree Protection**

Retained exceptional trees are required to be protected throughout development. At a minimum, the inner root zones of the exceptional trees will need to be protected as an area of no encroachment. If the outer root zones are to be encroached, the protection fencing will need to be installed within the outer root zone at the edge of the proposed encroachment. No more than 1/3 of the total area of the outer root zone is allowed to be impacted, permanently or temporarily.

The tree evaluation data spread sheet provides the distances (in radial feet) of the inner root zones and the maximum allowable area to be impacted within the outer root zone.

During demolition of the existing home and accessory structure, the fencing will need to be placed along the footprint of the features to be removed. Once the clearing is complete, the fencing should be moved to the edge of the outer root zone.

The tree protection area is to be an area of no encroachment, no impacts, no dumping, no storage of materials and no development

#### **4.0 Use of This Report**

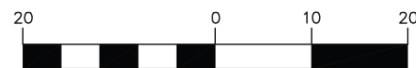
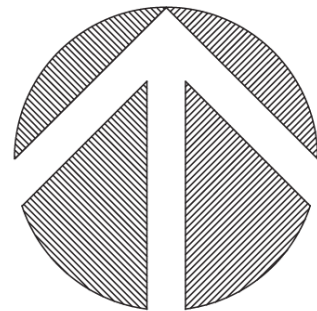
This report is provided to Gamut 360 as a means of addressing the inventory of the trees on the lot at the address of 12051 20th Ave. NE. in the City of Seattle. This report addresses only those trees on the project site and just off-site. If any trees are retained, there is no guarantee they will survive through construction and there is no guarantee that trees just off-site will not be damaged by the proposed construction. As trees are dynamic and their conditions can change rapidly due to environmental changes, Shoffner Consulting cannot be held liable for the failure of any retained trees.

Please call if you have any additional questions.

Cordially,

A handwritten signature in black ink, appearing to read "Tony Shoffner". The signature is fluid and cursive, with the first name "Tony" and last name "Shoffner" clearly distinguishable.

Tony Shoffner  
ISA Certified Arborist #PN-0909A  
CTRA #1759



( IN FEET )  
1 INCH = 20 FT.

# TREE INVENTORY MAP

## 12051 20TH AVE NE, SEATTLE

### GAMUT 360

BAR/CAP  
# 13374  
0.15' E  
PROP COR

17" FIR  
35" FIR  
11" DEC  
22" FIR  
10" DEC  
8" DEC  
28" MAP  
FENCE 0.3' W

SHED/BARN  
FENCE ON LINE  
HEDGE  
CONC SURFACE  
EAVE

PARCEL #  
282604-9073  
24,914 SQ FT  
0.57 ACRE(S)

Text

ASPHALT  
PAVEMENT  
PLANTER

10" #6  
14" DEC  
14" DEC  
8" DEC X2  
8" DEC X2  
#8

40" EVG  
APPROX. LOCATION SSS  
PER CITY SEWER CARD  
NO. LC389  
GARAGE  
CONC.  
4" BIR

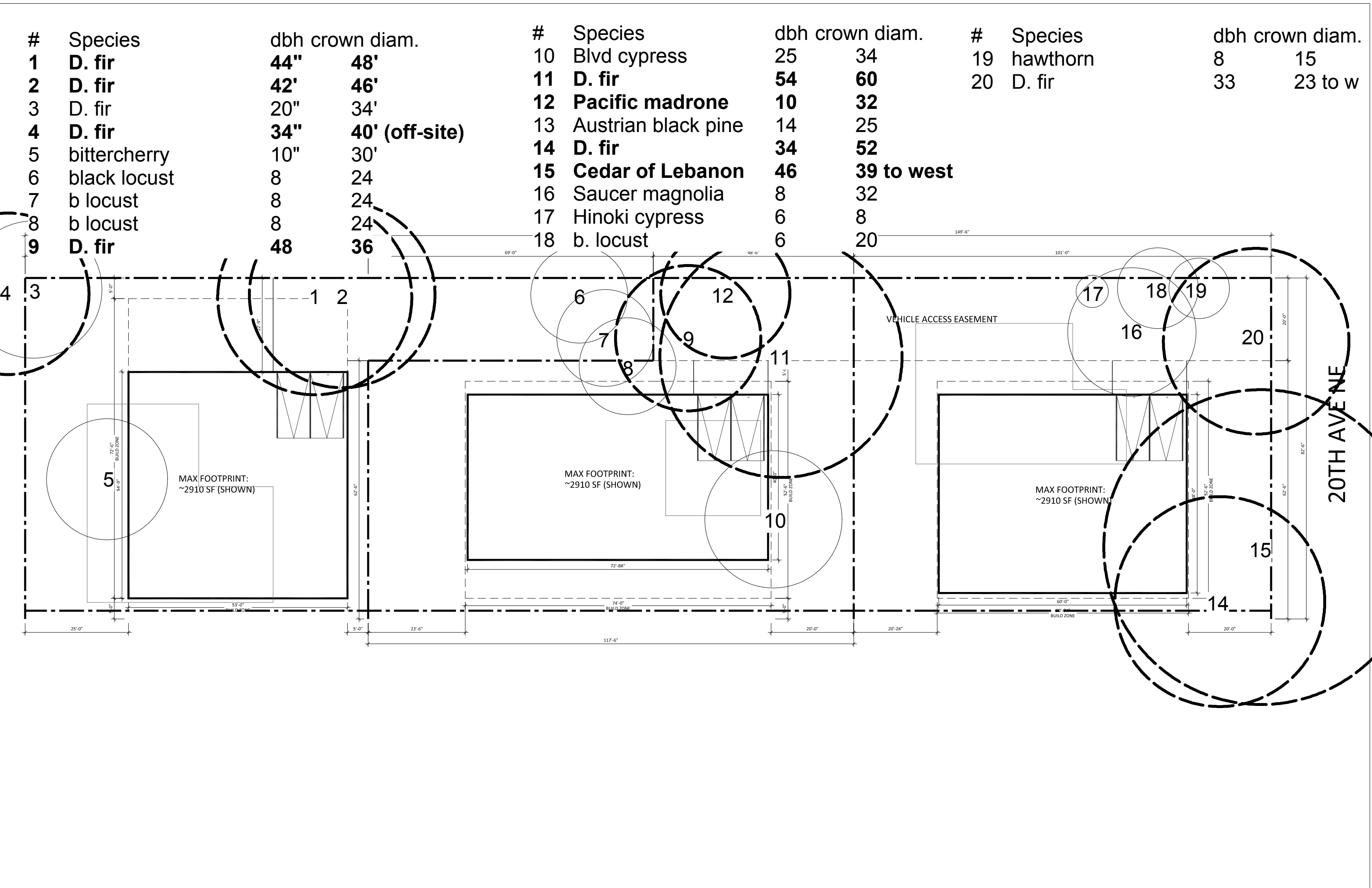
6" CRW  
ON LINE  
#11  
12" PIN  
#13  
6" CRW &  
CONC STEPS  
HOUSE NO.  
12051  
FOOTPRINT=  
1039 SF  
COVERED  
RATIO  
SHRUB  
ASPHALT  
PAVEMENT

ROOF EL=352.9  
CONC STEPS  
EL=330.5  
DEAD  
TREE  
20" EVG  
36" SPR

8" DEC  
#18  
8" DEC  
#19  
12" CONC  
=324.23  
#20  
32" FIR  
#15  
4" DEC

FOUND REBAR/CAP  
LS# 18104  
0.09' N & 0.10' E  
OF PROP COR  
C/L OF DITCH

SESS 9900376 (R1)



# **TREE EVALUATION DATA**

**Gamut 360 - Cedar Park I, LLC. 11347 20th Ave. Seattle.**

**Shoffner Consulting - November 7, 2017**

| Tree # | Species   | dbh | Dripline | Condition | Notes   | Status                 | IRZ  | Max ORZ S.F. |
|--------|---|-----|----------|-----------|---|------------------------|------|--------------|
| 1      | Douglas fir ( <i>Pseudotsuga menziesii</i> )        | 44  | 50       | 2         | Generally good condition and health.          | Exceptional            | 12.5 | 491          |
| 2      | Douglas fir ( <i>Pseudotsuga menziesii</i> )        | 42  | 50       | 2         | Generally good condition and health.          | Exceptional            | 12.5 | 491          |
| 3      | Douglas fir ( <i>Pseudotsuga menziesii</i> )        | 20  | 34       | 2         | Generally good condition and health.          | Significant            | N/A  | N/A          |
| 4      | Douglas fir ( <i>Pseudotsuga menziesii</i> )        | 34  | 40       | 2         | Generally good condition and health.          | Exceptional - Off site | 12.5 | 491          |
| 5      | Bittercherry ( <i>Prunus emarginata</i> )           | 10  | 30       | 1         | Good condition and health, young and vigorous | Significant            | N/A  | N/A          |
| 6      | Black locust ( <i>Robinia pseudoacacia</i> )        | 8   | 24       | 1         | Good condition and health, young and vigorous | Significant            | N/A  | N/A          |
| 7      | Black locust ( <i>Robinia pseudoacacia</i> )        | 8   | 24       | 1         | Good condition and health, young and vigorous | Significant            | N/A  | N/A          |
| 8      | Black locust ( <i>Robinia pseudoacacia</i> )        | 8   | 24       | 1         | Good condition and health, young and vigorous | Significant            | N/A  | N/A          |
| 9      | Douglas fir ( <i>Pseudotsuga menziesii</i> )        | 48  | 48       | 2         | Generally good condition and health.          | Exceptional            | 12   | 452          |
| 10     | Boulevard cypress ( <i>Chamaecyparis pisifera</i> ) | 25  | 34       | 2         | Generally good condition and health.          | Significant            | N/A  | N/A          |
| 11     | Douglas fir ( <i>Pseudotsuga menziesii</i> )        | 54  | 44       | 2         | Generally good condition and health.          | Exceptional            | 11   | 383          |
| 12     | Pacific madrone ( <i>Arbutus menziesii</i> )        | 10  | 32       | 1         | Good condition and health, young and vigorous | Exceptional            | 8    | 201          |
| 13     | Austrian black pine ( <i>Pinus nigra</i> )          | 14  | 25       | 1         | Good condition and health, young and vigorous | Significant            | N/A  | N/A          |
| 14     | Douglas fir ( <i>Pseudotsuga menziesii</i> )        | 34  | 52       | 2         | Generally good condition and health.          | Exceptional            | 13   | 531          |
| 15     | Cedar of Lebanon ( <i>Cedrus libani</i> )           | 46  | 39 to W  | 2         | Generally good condition and health.          | Exceptional            | 17.5 | 962          |
| 16     | Saucer magnolia ( <i>Magnolia x. soulangeana</i> )  | 8   | 32       | 1         | Good condition and health, young and vigorous | Significant            | N/A  | N/A          |
| 17     | Hinoki cypress ( <i>Chamaecyparis obtusa</i> )      | 6   | 8        | 1         | Good condition and health, young and vigorous | Significant            | N/A  | N/A          |
| 18     | Black locust ( <i>Robinia pseudoacacia</i> )        | 6   | 20       | 1         | Good condition and health, young and vigorous | Significant            | N/A  | N/A          |
| 19     | Hawthorn ( <i>Crataegus monogyna</i> )              | 8   | 15       | 1         | Good condition and health, young and vigorous | Significant            | N/A  | N/A          |
| 20     | Douglas fir ( <i>Pseudotsuga menziesii</i> )        | 33  | 23 to W  | 2         | Generally good condition and health.          | Exceptional            | 11.5 | 415          |
| 21     | Big-leaf maple ( <i>Acer macrophyllum</i> )         | 11  | 18'      | 2         | Good condition and health, young and vigorous | Significant            | N/A  | N/A          |

Tree # - Number of tree assigned on survey tag

Species - Genus and species

Size - Diameter in inches at 4.5' above grade

Dripline - Diameter in feet of tree crown spread/dripline

Condition - Rating scale of tree condition

1=Excellent condition and health; 2=Generally good condition and health; 3=Fair condition and health, some defects; 4=Poor condition and health or dead, to be removed.

Notes - Notes on general tree condition and health and any defects present in the trunk or crown.

Status - Exceptional or not exceptional. Retain or Remove I (impacts), Remove C (condition)

IRZ - Inner root zone radius from tree in feet

Max ORZ S.F. - Maximum allowable area (square feet) to be impacted within the ORZ (outer root zone)